

EXHIBIT

E – 92

320398

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Title Service & Escrow Co.

04 MAY 12 AM 9:35

MARY C. HILLIGAN
COUNTY RECORDER

FEE 19⁰⁰ DEP. ML

APN# 1-231-13, 1-231-16
1-231-17

Recording Requested By

Name FIRST AMERICAN TITLE

Address 5310 KIEZKE LANE STE 100

City/State/Zip RENO, NV 89511

SL-26595

ORDER AUTHORIZING SALE
OF REAL PROPERTY
(Title of Document)

This page added to provide additional information as required by NRS 111.012 Sections 1-2.
(Additional recording fee applies)

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

Chapter 7
Case No.95-31438

**ORDER AUTHORIZING
SALE OF REAL PROPERTY;
PAYMENT OF REAL ESTATE
COMMISSION AND ESCROW COST**

HEARING DATE: April 6, 2004
AND TIME: 10:30 a.m.

This matter came for hearing on the above-captioned date and time pursuant to the Trustee's MOTION FOR AUTHORIZATION TO SELL REAL PROPERTY, PAYMENT OF REAL ESTATE COMMISSION, AND ESCROW COST. Trustee Clark appeared and presented the Motion. Other appearances, if any, were noted on the record. Having considered the Motion and representations of Trustee Clark, the Court finds and concludes as follows:

Notice of this hearing was proper, having been given in accordance with Rule 2002.

IT IS HEREBY ORDERED AS FOLLOWS:

The Trustee is authorized to sell the vacant land legally describe on Exhibit A attached hereto and represented by Assessor Parcel Numbers: A.P.N. 01-231-17 (1.43 ac.) A.P.N. 01-531-16 (4.92 ac.) A.P.N. 01-231-18 (4.12 ac.) A.P.N. 01-531-19 (4.16 acres) located in

1 Street, Yerington, Nevada, to ROBERT & JOANN McMINN AND JON & LISA HOPKINS
2 for SEVENTY THOUSAND NO/100THS DOLLARS (\$70,000.00), cash to the estate, as per the
3 terms stated within the purchase agreement dated February 6, 2004. The property sale is inclusive
4 of any water rights which might be appurtenant to the property, but the Estate nor the Trustee,
5 make any representations that any such rights exist.
6

7 The property is sold in "as is " condition, and the Estate and the Trustee are hereby
8 released from any and all liability with regard to the property.
9

10 The sales proceeds shall be distributed as follows:

- 11 a.) Title fees for a CLTA Policy of Title Insurance, escrow fees, document preparation
12 fees, recording fees, and any such other fees of the nature that are customarily paid by a
13 seller and which must be paid in order to close escrow.
14
15 b.) County property taxes due and owing through the close of escrow currently calculated
16 to be \$31,000.00 inclusive of interest and penalties.
17
18 c.) A realtor's commission in the amount of 10% of the Gross Sales Price (i.e.,
19 \$7,000.00) to Ferrari- Lund Real Estate.

20 **IT IS ORDERED** that the Trustee, through the escrow company, is authorized to make
21 necessary disbursements incidental to said sale of the subject property.

22 **IT IS FURTHER ORDERED** that Trustee Angelique L. M. Clark is authorized to
23 execute all documents necessary to complete the herein described sale,

24 DATED: April 6, 2004

25
26 
United States Bankruptcy Judge

27 Read and Approved by the
28 Office of the U.S. Trustee

SENT APRIL 11 2004

LEGAL DESCRIPTION

Parcel 1:

All that certain real property being a portion of the NE 1/4 of Section 21, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Beginning at the 1/4 corner common to Sections 21 and 22, Township 13 North, Range 25 East, thence along the 1/4 section line North 89°26'43" West, 120.27 feet; thence North 10°44'50" West, 28.29 feet; thence North 0°44'14" East, 205.00 feet; thence North 21°03'07" West, 160.00 feet, thence North 15°05'31" West, 84.66 feet, North 59°02'10" West, 174.93 feet, thence North 20°33'22" West, 170.88 feet; thence North 87°41'57" East, 404.59 feet; thence South 08°30'55" West, 125.45 feet; thence South 00°32'08" East, 121.26 feet; thence South 79°27'02" East, 32.32 feet to a point on the West line of Section 22, thence South 00°44'14" West, 480.05 feet to the point of beginning.

Excepting therefrom that portion conveyed by Deed, Document No. 178136, described as follows:

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 21, Township 13 North, Range 25 East, M.D.B.&M., Lyon County, Nevada, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 21 and 22, Township 13 North, Range 25 East, M.D.B.&M.; thence along the section line North 00°44'14" East, 485 feet; thence leaving the section line North 89°15'46" West, 200 feet to the point of beginning; thence continuing North 89°15'46" West, 45.00 feet; thence North 55°11'18" West, 74.25 feet; thence North 48°00'00" East, 95.00 feet to a point on a curve concave to the North with a radius of 50 feet bearing North 48°00'00" East, thence along the arc of the curve through a central angle of 47°15'46" an arc length of 44.24 feet; thence South 00°44'15" West, 90.00 feet to the point of beginning.

Legal Description appeared previously in Document No. 221544, recorded on July 23, 1998 and Document No. 178136 recorded on December 22, 1994, Official Records of Lyon County, Nevada.

Parcel 2:

A parcel of land situate in the Northwest 1/4 of Section 22, Township 13 North, Range 25 East, M.D.B.&M., being a portion of that certain property described by the Record of Survey filed April 28, 1993 as file no. 160786, Official Records, Lyon County, Nevada, more particularly described as follows:

continued...

continued...

Beginning at the Northeasterly corner of Whispering River Estates Unit I, as recorded February 2, 1994, file no. 168438, Official Records of Lyon County; thence South 0°18'09" West, 223.57 along the Easterly line of Whispering River Estates Unit 1; thence South 89°41'51" East, 66.00 feet along the boundary of Whispering River Estates Unit 1; thence continuing South 89°41'51" East, 750 feet, more or less, to a point of intersection with that certain Westerly boundary of the existing dirt road, as same is described in Parcel A, of Exhibit "A" of that certain Partial Reconveyance placed of record on November 16, 1994, as instrument no. 176986; thence North 45°00'38" East along the Westerly boundary of the existing dirt road to a point of intersection with the Southerly right-of-way of Bridge Street, thence North 88°29'26" West, 813.25 feet along the Southerly right-of-way of Bridge Street; thence South 1°21'44" West, 7.00 feet along the said Southerly right-of-way; thence South 87°43'27" West, 193.51 feet along the said Southerly right-of-way, to the point of beginning.

Excepting therefrom any portion lying within the roadway as described in the Decree Reforming Deed, Case No. CI11206, Dept. No. 1, Third Judicial District Court of the State of Nevada in and for the County of Lyon, as evidenced by document recorded March 1, 1995 as instrument no. 179868; Official Records of Lyon County, Nevada.

Legal Description appeared previously in Document No. 232844, recorded on April 26, 1999, Official Records of Lyon County, Nevada.

Parcel 3:

A parcel of land situate in the Northwest 1/4 of Section 22, Township 13 North, Range 25 East, M.D.B.&M., being a portion of that certain property described by the Record of Survey filed April 28, 1993 as file no. 160786, Official Records, Lyon County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of the aforesaid Record of Survey; thence North 89°29'26" West, 335.06 feet along the Southerly right-of-way of Bridge Street to the true point of beginning; thence South 02°51'26" East, 201.00 feet along the irrigation easement; thence North 89°41'51" West, 391.92 feet to the Easterly side of the dirt road; thence along the dirt road North 45°53'25" East, 100.74 feet; thence continuing along the dirt road North 48°20'42" East, 199.79 feet to the Southerly right-of-way line of Bridge Street; thence South 88°29'26" East, 160.34 feet, along the said right-of-way to the point of beginning.

continued...

continued...

Excepting therefrom any portion lying within that certain roadway as described in Decree Reforming Deed, Case no. CI11206, Dept. no. 1, Third Judicial District Court of the State of Nevada in and for the County of Lyon, as evidenced by document recorded on March 1, 1995 as instrument no. 179868, Official Records of Lyon County, Nevada.

Legal Description appeared previously in Document No. 232844, recorded on April 26, 1999, Official Records of Lyon County, Nevada.

000098

320399

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

A.P.N.: 001-231-17 and 001-231-16 and 001-231-13

File No: 121-2127501 (JB) TSL-26525

R.P.T.T.: 8273.00

Title Service & Escrow Co.

04 MAY 12 AM 9:36

MARY C. ILLIGAN
COUNTY RECORDER

FEE 18.00 DEP. mk

When Recorded, Mail Tax Statements To:
Robert L. McMinn and Joann A. McMinn
19000 GOLDEN MEADOW DRIVW
VOECANO, CA 95689

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Angelique Clark, Trustee for the Bankrupt Estate of A Company of Spragues

do(es) hereby *GRANT, BARGAIN and SELL* to

Robert L. McMinn and Joann A. McMinn Husband and Wife as joint tenants with right of survivorship and a 50% ownership and Jon W. Hopkins and Lisa M. Hopkins, Husband and Wife as joint tenants with right of survivorship and a 50% ownership.

the real property situate in the County of Lyon, State of Nevada, described as follows:

See Exhibit A

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/13/2004

LEGAL DESCRIPTION

Parcel 1:

All that certain real property being a portion of the NE 1/4 of Section 21, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Beginning at the 1/4 corner common to Sections 21 and 22, Township 13 North, Range 25 East, thence along the 1/4 section line North 89°26'43" West, 120.27 feet; thence North 10°44'50" West, 28.29 feet; thence North 0°44'14" East, 205.00 feet; thence North 21°03'07" West, 160.00 feet, thence North 15°05'31" West, 84.66 feet, North 59°02'10" West, 174.93 feet, thence North 20°33'22" West, 170.88 feet; thence North 87°41'57" East, 404.59 feet; thence South 08°30'55" West, 125.45 feet; thence South 00°32'08" East, 121.26 feet; thence South 79°27'02" East, 32.32 feet to a point on the West line of Section 22, thence South 00°44'14" West, 480.05 feet to the point of beginning.

Excepting therefrom that portion conveyed by Deed, Document No. 178136, described as follows:

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 21, Township 13 North, Range 25 East, M.D.B.&M., Lyon County, Nevada, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 21 and 22, Township 13 North, Range 25 East, M.D.B.&M.; thence along the section line North 00°44'14" East, 485 feet; thence leaving the section line North 89°15'46" West, 200 feet to the point of beginning; thence continuing North 89°15'46" West, 45.00 feet; thence North 55°11'18" West, 74.25 feet; thence North 48°00'00" East, 95.00 feet to a point on a curve concave to the North with a radius of 50 feet bearing North 48°00'00" East, thence along the arc of the curve through a central angle of 47°15'46" an arc length of 44.24 feet; thence South 00°44'15" West, 90.00 feet to the point of beginning.

Legal Description appeared previously in Document No. 221544, recorded on July 23, 1998 and Document No. 178136 recorded on December 22, 1994, Official Records of Lyon County, Nevada.

Parcel 2:

A parcel of land situate in the Northwest 1/4 of Section 22, Township 13 North, Range 25 East, M.D.B.&M., being a portion of that certain property described by the Record of Survey filed April 28, 1993 as file no. 160786, Official Records, Lyon County, Nevada, more particularly described as follows:

continued...

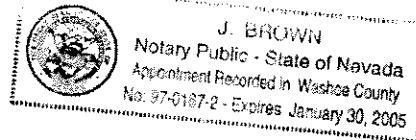
Angelique Clark, Trustee for the Bankrupt
Estate of A Company of Spragues

Angelique Clark
Angelique Clark, Trustee

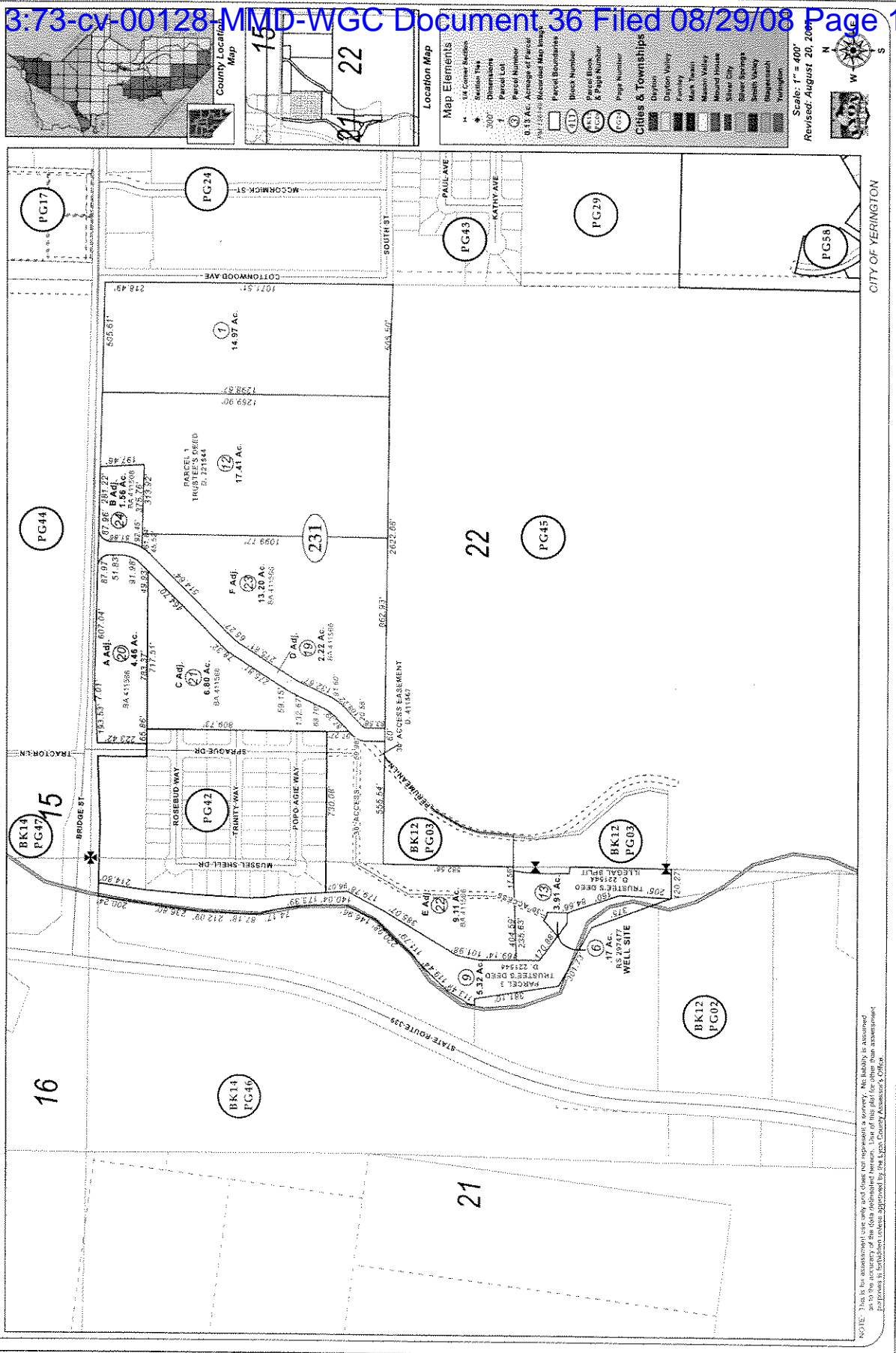
STATE OF **NEVADA**)
COUNTY OF Washoe) **ss.**

This instrument was acknowledged before me on April 28, 2004 by
Angelique Clark, Trustee for the Bankrupt Estate of A Company of Spragues.

J. Brown
Notary Public
(My commission expires: 1-30-05)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 13, 2004** under Escrow No. **121-2127501**.



APN 01-231-02

RPT \$97.50

When Recorded, Mail To:
Smith and Harmer, Ltd.
502 North Division Street
Carson City, Nevada 89703

Grantee's Address:
Cecelia Perumean Trust
24 Tucker Lane
Yerington, NV 89447

311114
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Smith + Harmer
03 DEC 30 PM 12:42

MARY C. HILLIGAN
COUNTY RECORDER

FEE 16⁰⁰ DEP. MK

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LELAND L. SPRAGUE, do hereby remise, release and quitclaim unto PETER PERUMEAN, JR., Trustee of the CECELIA PERUMEAN TRUST, all water, water rights, ditch and ditch rights appurtenant to that certain real property situate in the County of Lyon, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS MY HAND this 18 day of September, 2003.

Leland L. Sprague
LELAND L. SPRAGUE

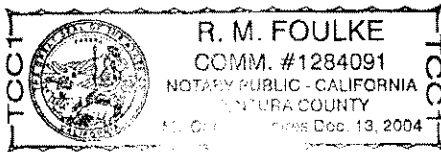
////

311114

Exhibit E-92

STATE OF CALIFORNIA)
COUNTY OF Ventura ; ss

On the 18th day of September, 2003, before me, a Notary Public in and for said County and State, personally appeared LELAND L. SPRAGUE, personally known to (or proven to) me to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the within instrument.



R. M. Foulke
Notary Public

(Seal)

EXHIBIT "A"

Parcel 1:

All that portion of Section 22, Township 13 North, Range 25 East, MDB&M, County of Lyon, State of Nevada, described as follows: The Northeast 1/4 of the Northwest 1/4 of Section 22, Township 13 North, Range 25 East, MDB&M.

BUT EXCEPTING AND RESERVING THEREFROM: A parcel of land described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter, first course East 10 rods; thence second course South 80 rods; thence third course West 10 rods; thence fourth course North 80 rods to the place of beginning.

ALSO EXCEPTING AND RESERVING THEREFROM: A parcel of land described as follows:

Beginning at a point 30 feet South of the quarter section corner between Section 15 and 22, Township 13 North, Range 25 East, MDB&M, which point is on the South boundary of an extension of Bridge Street of the City of Yerington, thence first course South a distance of 1290 feet more or less to the corner of the Northeast 1/4 of the Northwest 1/4 of said Section 22; thence West along the said quarter section line a distance of 505.5 feet; thence North a distance of 1290 feet, more or less, to the South line of said extension of Bridge Street; thence East along the South boundary of said extension of Bridge Street a distance of 505.5 feet to the point of beginning.

Parcel 2:

The Northwest 1/4 of the Northwest 1/4 of Section 22, Township 13 North, Range 25 East, MDB&M, also a fraction of the Northeast 1/4 of the Northwest 1/4 of said Section 22, described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter first course East 10 rods; thence second course South 80 rods; thence third course West 10 rods; thence fourth course North 80 rods to the place of beginning.

Parcel 3:

All that portion of the Northeast 1/4, Section 21, Township 13 North, Range 25 East, MDB&M, County of Lyon, State of Nevada, lying East of the Walker River.

SAVE AND EXCEPT that portion of the above described Parcels 1, 2, and 3 deeded to the State of Nevada, acting by and through its Department of Highway by Deed recorded October 7, 1974, as Document No. 20303, Lyon County Official Records.

Previously recorded as Document No. 165934, November 3, 1993.

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

a) 1-231-02
 b) _____
 c) _____
 d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☒ Other water rights

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # 311114

Book: _____ Page: _____

Date of Recording: 12/30/03

Notes: _____

3. Total Value/Sales Price of Property:

\$ 25,000

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value:

\$ 25,000

Real Property Transfer Tax Due:

\$ 97.504. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature



Capacity

Attorney for Buyer

Signature

Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Leland L. SpragueAddress: c/o 730 E, Ojai AvenueCity: OjaiState: CA Zip 93023

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Cecelia Perumean TrustAddress: 24 Tucker LaneCity: YeringtonState: NV Zip 89447

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Smith and Harmer, Ltd.

Escrow # _____

Address: 502 North Division StreetCity: Carson CityState NVZip 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

Ownership.....(F6=All Owners... F7=Documents)..
Legal Owner..... A COMPANY OF SPRAGUES Force Assmt Notice....
Assessed Owner..... A COMPANY OF SPRAGUES Force Ag Message... -
Mailing Address..... 15 VIRGINIA ST Force Label..... -
City, State..... YERINGTON, NV Force Card/Aff (C/A).. -
Vesting Doc #, Date. 165934 11/03/1993 Yr, Bk, Pg 00 000 000 Zip... 89447-0000 Corr Rq'd -
Map Document #s.....
Description.....(F11=Additional Locations)..
Dir Street or Other Description Unit #(s)
Property Location... 21/22-13-25 FRE2NE4/FRN2NW4
Subdivision..... Block... Lot...
Town..... Parcel Map ID..
Property Name..... Confidential..
Remarks.....
Parcel # Containing Descriptive/Document Data.... Land Use: 600
Size.....
Total Acres... .000 Square Feet.... 0
Ag Acres..... 81.750 W/R Acres..... .000
F9=Scan >/< > F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

old

Ownership History for Parcel # 001-231-13

Current Owners	
<u>Name</u>	<u>From</u>
MC MINN, ROBERT L ET AL 19000 GOLDEN MEADOW DR VOLCANO, CA 95689-0000	2004
MC MINN, JOANN A	2004
HOPKINS, JON W	2004
HOPKINS, LISA M	2004

Prior Owners	
<u>Name</u>	<u>From</u> <u>To</u>
A COMPANY OF SPRAGUES 15 VIRGINIA ST YERINGTON, NV 89447	1998 2004

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

Parcel Detail for Parcel # 001-231-13

Location

Property Location
Town YERINGTON
Subdivision BY TD #221544 Lot Block
Property Name
Remarks

Add'l Addresses
Assessor Maps
Legal Description

Description

Total Acres 3.910 Ag Acres .000 W/R Acres .000
Improvements
Single-fam Detached 0 Non-dwell Units 0 Bdrm/Bath 0/.00
Single-fam Attached 0 MH Hookups 0 Stories .0
Multi-fam Units 0 Wells 0
Mobile Homes 0 Septic Tanks 0
Total Dwelling Units 0 Bldg Sq Ft 0
Improvement Detail Garage Sq Ft 0 Attch/Detch
Basement Sq Ft 0 Finished 0

Appraisal Classifications

Current Land Use Code 120 Code Table

Zoning R1

Re-appraisal Group 2 Re-appraisal Year 2005

Orig Constr Year Weighted Year

Ownership

Assessed Owner Name MC MINN, ROBERT L ET AL
Mailing Address 19000 GOLDEN MEADOW DR
VOLCANO, CA 95689-0000

Ownership History
Document History

Legal Owner Name MC MINN, ROBERT L ET AL
Vesting Doc#, Date 320399 05/12/04 Book/Page /
Map Document #s PM168438 172217

Valuation

	Working Year Closed/Reopened Prior Year	
	2009-10	2007-08
Land	8,750	8,750
Improvements	0	0
Personal Property	0	0
Ag Land	0	0
Exemptions	0	0

Net Assessed	8,750	8,750	8,750
--------------	-------	-------	-------

Sect./ Twn./ Rng.

Lot. Bik

$$\frac{13}{25} = 27.180$$

<u>22</u>	<u>13</u>	<u>25</u>	<u>1.430</u>
-----------	-----------	-----------	--------------

<u>21</u>	<u>13</u>	<u>25</u>	<u>3,910</u>
-----------	-----------	-----------	--------------

F9=Scan >/< > F10=Other Functions F12=Cancel F13=Ownership/Description

F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Ownership.....(F6=All Owners... F7=Documents)
Legal Owner..... MC MINN, ROBERT L ET AL Force Assmt Notice....
Assessed Owner..... MC MINN, ROBERT L ET AL Force Ag Message... -
Mail Address..... 19000 GOLDEN MEADOW DR Force Label..... -
City, State..... VOLCANO, CA Force Card/Aff (C/A).. -
Vesting Doc #, Date. 320399 5/12/2004 Yr, Bk, Pg 00 000 000 Zip... 95689-0000 Corr Rq'd -
Map Document #s..... PM168438 - 172217 - BA411566
Description.....(F11=Additional Locations)
Dir Street or Other Description Unit #(s)
Property Location... ADJ PAR A
Subdivision..... Block... Lot...
Town..... YERINGTON Parcel Map ID..
Property Name..... Confidential..
Remarks.....
Parcel # Containing Descriptive/Document Data.... Land Use: 140
Size
Total Acres... 4.460 Square Feet.... 0
Ag Acres..... .000 W/R Acres..... .000
F9=Scan >/< > F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Ownership History for Parcel # 001-231-20

Current Owners	
Name	From
MC MINN, ROBERT L ET AL 19000 GOLDEN MEADOW DR VOLCANO, CA 95689-0000	2004
MC MINN, JOANN A	2004
HOPKINS, JON W	2004
HOPKIINS, LISA M	2004

Prior Owners	
Name	From To
CLARK, ANGELIQUE TR C/O WAYNE S CHIMARUSTI ESQ 300 WEST SECOND STREET CARSON CITY, NV 89703	1999 2004
A COMPANY OF SPRAGUES 15 VIRGINIA ST YERINGTON, NV 89447	1998 1999

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

Ownership.....(F6=All Owners... F7=Documents)..
 Legal Owner..... MC MINN, ROBERT L ET AL Force Assmt Notice....
 Assessed Owner..... MC MINN, ROBERT L ET AL Force Ag Message... -
 Address..... 19000 GOLDEN MEADOW DR Force Label..... -
 City, State..... VOLCANO, CA Force Card/Aff (C/A).. -
 Vesting Doc #, Date. 320399 5/12/2004 Yr, Bk, Pg 00 000 000 Zip... 95689-0000 Corr Rq'd -
 Map Document #s..... PM168438 - 172217 - BA 411566
 Description.....(F11=Additional Locations)..
 # Dir Street or Other Description Unit #(s)
 Property Location...
 Subdivision..... Block... Lot...
 Town..... YERINGTON Parcel Map ID..
 Property Name..... Confidential..
 Remarks.....
 Parcel # Containing Descriptive/Document Data.... 001-231-08 Land Use: 140
 Size.....
 Total Acres... 1.560 Square Feet.... 0
 Ag Acres..... .000 W/R Acres..... .000
 F9=Scan >/< > F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data
 F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
 F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Ownership History for Parcel # 001-231-24

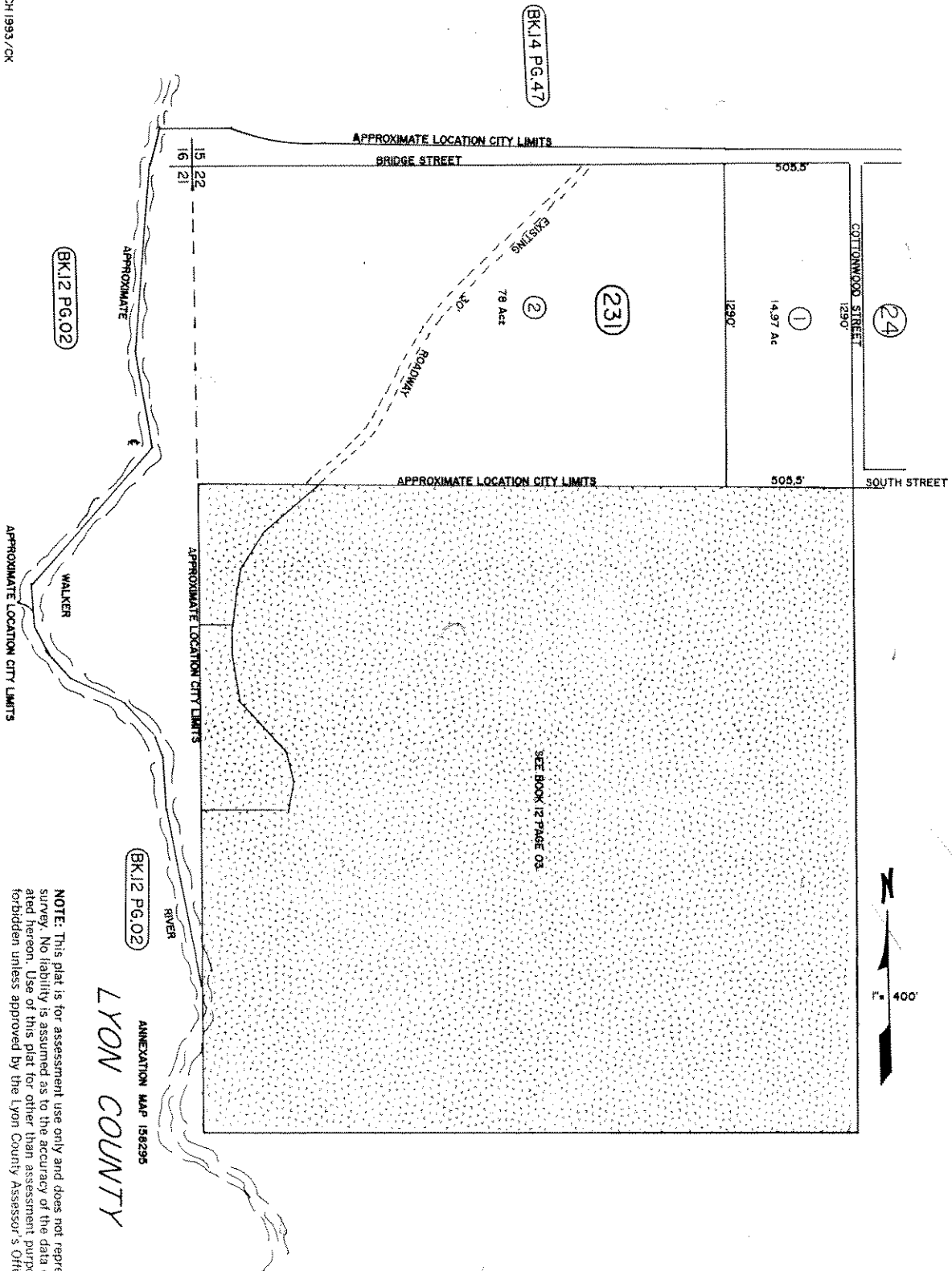
Current Owners	
Name	From
MC MINN, ROBERT L ET AL 19000 GOLDEN MEADOW DR VOLCANO, CA 95689-0000	2004
MC MINN, JOANN A	2004
HOPKINS, JON W	2004
HOPKINS, LISA M	2004

Prior Owners	
Name	From To
A COMPANY OF SPRAGUES 15 VIRGINIA ST YERINGTON, NV 89447	1998 2004

NOTE: This is not a complete history and should not be used in place of a title search.

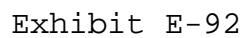
Close Window

MARCH 1993/CK



Por. W² Sec. 22 & Por. E² Sec. 21, T13N-R25E, M.D.B. 8M.

01-23



EXHIBIT

E – 93

Ownership.....(F6=All Owners... F7=Documents)..
Legal Owner..... STANTON, KIRK ANDREW ET AL Force Assmt Notice.... -
Assessed Owner..... STANTON, KIRK ANDREW ET AL Force Ag Message... -
1 Address..... 27 BORSINI LN Force Label..... -
City, State..... YERINGTON, NV Force Card/Aff (C/A).. -
Vesting Doc #, Date. 228408 1/11/1999 Yr,Bk,Pg Zip... 89447-0000 -
Map Document #s..... 00 000 000 Corr Rq'd -
Description.....(F11=Additional Locations)..
Property Location... # Dir Street or Other Description Unit #(s)
Subdivision..... 27 BORSINI LN
Town..... MASON VALLEY Block... Lot...
Property Name..... Parcel Map ID..
Remarks..... Confidential..
Parcel # Containing Descriptive/Document Data.... Land Use: 200
Size.....
Total Acres... 4.920 Square Feet.... 0
Ag Acres..... .000 W/R Acres..... .000
F9=Scan >/< > F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Town **MASON VALLEY**

(F5=Show Addresses.)

Bottom

F12=Return

Sngl-Fam Detached.	1	Non-Dwell Units..	0	Sq Ft Garage.	0	Att/Det	
Sngl-Fam Attached.	0	MH Hookups....	0	# Bdrms..	3	#Baths..	2.00
2-Fam Units....	0	Wells.....	1	# of Stories.....			1.0
Mobile Homes.....	0	Septic Tanks.....	1	Sq Ft Basement.....			0
Tot Dwell Units:	1	SqFt Bldgs	1,816	Sq Ft Fin Basement.....			0

Use/Appraisal Data

Current Land Use Code.: 200 (To change, go to Tax Year Data screen)
Zoning Code(s)..... RR5
Special Ownership..... Special Prop..... Class..... 2.00
Re-appraisal Group..... 03 Factoring Group... 00 Developer Discount.
Re-appraisal Year..... 2006 Orig Constr Year.. 1952 Weighted Year..... 1976

User-defined Fields: 1st Set (F11=Show 2nd set of fields).
Mobile Home Sq Ft..... Smaller Residence Sq Ft.
Other Building Sq Ft.... Attached Garage Sq Ft...
Commercial Sq Ft..... Detached Garage Sq Ft...

F9=Scan >/< > F10=Other Functions F12=Cancel F13=Ownership/Description
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

TREVA J. HEARNE, ESQ. (SBN 4450)
 JAMES SPOO, ESQ. (SBN 1018)
ZEH, SAINT-AUBIN, SPOO & HEARNE
 575 Forest Street, Suite 200
 Reno, Nevada 89509
 Telephone: (702) 323-5700

Attorneys for Intervenor,
 MINERAL COUNTY NEVADA

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

* * *

UNITED STATES OF AMERICA,

Plaintiff,

WALKER RIVER PAIUTE TRIBE,

Plaintiff-Intervenor,

vs.

WALKER RIVER IRRIGATION DISTRICT,
 a corporation, et al.;

Defendants.

MINERAL COUNTY,

Proposed-Plaintiff-Intervenor,

vs.

WALKER RIVER IRRIGATION DISTRICT,
 a corporation, et al.

In Equity No. C-125-ECR
 Subfile No. C-125-C

RETURN OF SERVICE

I P. VanDiver # 7485, hereby certify that service of process of Mineral
 (Print name of server)

Zeh, Saint-Aubin, Spoo & Hearne
 575 Forest Street, Suite 200
 Reno, Nevada 89509
 Tel.: (775) 323-5700 FAX: (775) 786-8183

County's "Intervention Documents" was made pursuant to the Orders of the Court and Notice in

Lieu of Summons

upon: Christy Stanton (Print name of person served)

of: _____ (Title and company where applicable)

on: 7/15/02 (Date of service)

at: 1617 Hows (Time of service)

at the following place:

27 Borsini Ln (Address or location)

Yerington, Nevada

in the following manner:

☒ served personally

☐ left copies

☐ unable to execute service (why) _____

☐ other (specify) _____

Remarks: _____

I declare under penalty of perjury under the laws of the United States of America that the foregoing information in this Return of Service is true and correct.

Date

7/15/02

Signature of Server

P. D. Smith #7485

LYON COUNTY SHERIFF'S DEPT.

30 Nevin Way
Yerington, NV 89447

(Address of Server)

EXHIBIT

E – 94

Parcel Number 012-321-03 LY
Last Updated: 9/29/06 10:20 AM

Ownership..... (F6=All Owners... F7=Documents)
Legal Owner..... STANTON, KIRK ANDREW ET AL Force Assmt Notice....
Assessed Owner..... STANTON, KIRK ANDREW ET AL Force Ag Message...
1 Address..... 27 BORSINI LN Force Label.....
City, State..... YERINGTON, NV Force Card/Aff (C/A)..
Vesting Doc #, Date. 228408 1/11/1999 Yr, Bk, Pg 00 000 000 Zip... 89447-0000
Map Document #s..... Corr Rq'd
Description..... (F11=Additional Locations)
Dir Street or Other Description Unit #(s)
Property Location... 27 BORSINI LN
Subdivision.....
Town..... MASON VALLEY Block... Lot...
Property Name..... Parcel Map ID..
Remarks..... Confidential..
Parcel # Containing Descriptive/Document Data.... Land Use: 200
Size.....
Total Acres... 4.920 Square Feet.... 0
Ag Acres..... .000 W/R Acres..... .000
F9=Scan >/< > F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Case 3:73-cv-00128-MMD-WGC Document 36 Filed 08/29/08

[illegible]

F7=Documents F10=Other Functions F12=Return

Improvements

Sngl-Fam Detached.	1	Non-Dwell Units..	0	Sq Ft Garage.	0	Att/Det	
Sngl-Fam Attached.	0	MH Hookups....	0	# Bdrms..	3	#Baths..	2.00
2-Fam Units....	0	Wells.....	1	# of Stories.....			1.0
Mobile Homes.....	0	Septic Tanks.....	1	Sq Ft Basement.....			0
Tot Dwell Units:	1	SqFt Bldgs	1,816	Sq Ft Fin Basement.....			0

Use/Appraisal Data

Current Land Use Code.: 200 (To change, go to Tax Year Data screen)

Zoning Code(s)..... RR5

Special Ownership..... Special Prop..... Class..... 2.00

Re-appraisal Group..... 03 Factoring Group... 00 Developer Discount.

Re-appraisal Year..... 2006 Orig Constr Year.. 1952 Weighted Year..... 1976

User-defined Fields: 1st Set..... (F11=Show 2nd set of fields)

Mobile Home Sq Ft.....		Smaller Residence Sq Ft.	
Other Building Sq Ft....		Attached Garage Sq Ft...	
Commercial Sq Ft.....		Detached Garage Sq Ft...	

F9=Scan >/< > F10=Other Functions F12=Cancel F13=Ownership/Description
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

TREVA J. HEARNE, ESQ. (SBN 4450)
 JAMES SPOO, ESQ. (SBN 1018)
ZEH, SAINT-AUBIN, SPOO & HEARNE
 575 Forest Street, Suite 200
 Reno, Nevada 89509
 Telephone: (702) 323-5700

Attorneys for Intervenor,
 MINERAL COUNTY NEVADA

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

* * *

UNITED STATES OF AMERICA,

Plaintiff,

WALKER RIVER PAIUTE TRIBE,

Plaintiff-Intervenor,

vs.

WALKER RIVER IRRIGATION DISTRICT,
 a corporation, et al.;

Defendants.

MINERAL COUNTY,

Proposed-Plaintiff-Intervenor,

vs.

WALKER RIVER IRRIGATION DISTRICT,
 a corporation, et al.

In Equity No. C-125-ECR
 Subfile No. C-125-C

RETURN OF SERVICE

I P. VanDine #7485, hereby certify that service of process of Mineral
 (Print name of server)

County's "Intervention Documents" was made pursuant to the Orders of the Court and Notice in

Lieu of Summons

upon: Birk Stanton (Print name of person served)

of: _____ (Title and company where applicable)

on: 7/15/02 (Date of service)

at: 1617 Hours (Time of service)

at the following place:

27 Borsini Ln, Yerington, NV (Address or location)

in the following manner:

☒ served personally

☐ left copies

☐ unable to execute service (why) _____

☐ other (specify) _____

Remarks: _____

I declare under penalty of perjury under the laws of the United States of America that the foregoing information in this Return of Service is true and correct.

7/15/02
Date

P. D. and J. #7485
Signature of Server

LYON COUNTY SHERIFF'S DEPT.
30 Alvin Way
Yerington, NV 89447

(Address of Server)

EXHIBIT

E – 95

Parcel Number 014-291-11 LY

Last Updated 7/03/07 BY MICHAEL

Ownership..... (F6=All Owners... F7=Documents)
Legal Owner..... SMITH, TRAVIS S Force Assmt Notice.... -
Assessed Owner..... SMITH, TRAVIS S Force Ag Message... -
Address..... P O BOX 1441 Force Label..... -
City, State..... YERINGTON, NV Force Card/Aff (C/A).. -
Vesting Doc #, Date. 405368 4/26/2006 Yr, Bk, Pg 00 000 000 Zip... 89447-0000 -
Map Document #s..... Corr Rq'd -
Description..... (F11=Additional Locations)
Dir Street or Other Description Unit #(s)
Property Location... 103 N HWY 95A
Subdivision.....
Town..... MASON VALLEY Block... Lot...
Property Name..... Parcel Map ID..
Remarks..... Confidential..
Parcel # Containing Descriptive/Document Data.... Land Use: 220
Size.....
Total Acres... 1.010 Square Feet.... 0
Ag Acres..... .000 W/R Acres..... .000
F9=Scan >/< > F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Improvements						
Sngl-Fam Detached.	0	Non-Dwell Units..	0	Sq Ft Garage.	0	Att/Det
Sngl-Fam Attached.	0	MH Hookups....	1	# Bdrms..	2	#Baths..
Mlt-Fam Units....	0	Wells.....	1	# of Stories.....		1.00
Mobile Homes.....	1	Septic Tanks.....	1	Sq Ft Basement.....		1.0
Tot Dwell Units:	1	SqFt Bldgs	832	Sq Ft Fin Basement.....		0

Use/Appraisal Data

Current Land Use Code.: 220 (To change, go to Tax Year Data screen)
Zoning Code(s)..... RR5
Special Ownership..... Special Prop..... Class..... 3.00
Re-appraisal Group..... 03 Factoring Group... 00 Developer Discount.
Re-appraisal Year..... 2006 Orig Constr Year.. 1999 Weighted Year..... 0

User-defined Fields: 1st Set

Mobile Home Sq Ft..... 1999 16X60 (F11=Show 2nd set of fields)
Other Building Sq Ft.... SKYLINE Smaller Residence Sq Ft.
Commercial Sq Ft..... Attached Garage Sq Ft...
Detached Garage Sq Ft...

F9=Scan >/< > F10=Other Functions F12=Cancel F13=Ownership/Description
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

330792

APN 14-291-11
Document Transfer Tax \$273.00
Order No. TSL-27403-SL
Mail Tax Bill to Grantee:
103 N. HIGHWAY 95A
YERINGTON, NV 89447

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Title Service & Escrow Co.

04 SEP 13 PM 2: 31

MARY C. HILLIGAN
COUNTY RECORDER

FEE 15⁰⁰ DEP. DW

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged

VIOLA STONEBURNER

does hereby GRANT, BARGAIN and SELL TO

NORMAN R. FABIAN, an unmarried man

the real property situate in the County of Lyon, State of Nevada,
described as follows:

All that certain real property being a portion of the SE 1/4 of
the NE 1/4 of Section 28, T 14 N, R 25 E, M.D.B.&M., Lyon County,
Nevada, described as follows:

Beginning at the Southeast corner of the parcel which is located
on the West right of way line of U.S. Highway 95 A, 35 feet from
the centerline and which is located South 89°38' West 65.78 feet
and North 0°19'30" East 215.00 feet from the East one quarter
corner of said Section 28, thence along the highway North
0°19'30" East 205.00 feet, thence North 89°40'30" West 220.00
feet, thence South 2°38'06" East 205.27 feet, thence South
89°40'30" East 209.40 feet to the point of beginning.

Said parcel as further delineated on Lyon County Record of Survey
Map, recorded on May 27, 1971 as Document No. 06593.

Legal Description appeared previously in Document No. 231007,
recorded on March 15, 1999, Official Records of Lyon County,
Nevada.

TOGETHER WITH all water and water rights, ditches and ditch rights and wells and well rights which are appurtenant to and historically used in connection with the herein described property.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED 8-30-04

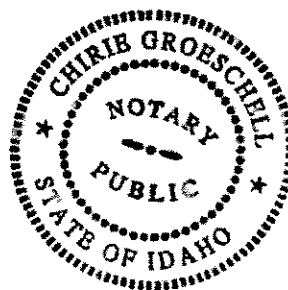
Viola Stoneburner
VIOLA STONEBURNER

STATE OF Idaho)
NEVADA)
COUNTY OF Payette) ss.
LTCN)

On 8-30-04 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Viola Stoneburner who acknowledged to me that she executed the within instrument.

Chirib Groeschell
Notary Public

Comm Expires 9-1-04
Residing New Plymouth, Id.



DOC # 341023

01/21/2005

01:01 PM

Official Record

Requested By
JACK LINSNMIER

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$15.00
Recorded By: DLW RPTT: \$273.00

0341023

APN: 14-291-11RPTT: 273.00

When Recorded mail to:

Norman R. Fabian103 Hwy 95A NorthYerington, NV 89447

Grantees Address:

Jack L. or Wilma H. LinsenmierP.O. Box 508; Yerington, NV 89447Date: Jan 19, 2005**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Norman Royce Fabian, an unmarried man
do(es) hereby GRANT TO Joint Tenants w/Right of Survivorship, Norman
Fabian or
Jack Leroy Linsenmier or Wilma H. Linsenmier, husband and wife
the real property situate in the County of Lyon, State of Nevada, described as follows:

103 Hwy 95A North
Yerington, NV 89447

See Attached Exhibit A

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

STATE OF NEVADA

COUNTY OF Lyon
Norman Royce Fabian

(Signature)

Jack L. Linsenmier

(Type or Print Name)

On January 19, 2005, before
me, the undersigned, a Notary Public in and for
said County and State, personally appeared

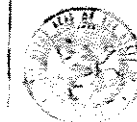
Norman Royce Fabian, Jack L
Linsenmier, Wilma H Linsenmier

(Signature)

Wilma H. Linsenmier

(Type or Print Name)

known to me to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged
to me that he/she/they executed the same
WITNESS my hand and official seal.



SUSAN ROGERS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-80423-12

DOC # 380667

04/26/2006

11:31 AM

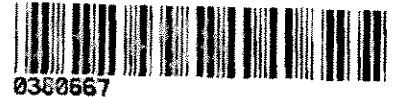
Official Record

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 3 Fee: **\$16.00**
Recorded By: DLW RPTT: **\$386.10**



0380667

A.P.N. 014-291-11
Escrow No.: LY-304987-DA
304987

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Travis S. Smith

PO Box 1441

Yerington, NV 89447

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 386.10, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That Norman Fabian (also known of record as Norman R. Fabian and Norman Royce Fabian), an Unmarried Man and Jack Leroy Linsenmier and Wilma H. Linsenmier, Husband and Wife in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Travis S. Smith and Kara K. Smith, Husband and Wife as Joint Tenants with Right of Survivorship all that real property in the County of Lyon, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DOC # 405368

04/27/2007

03 58 PM

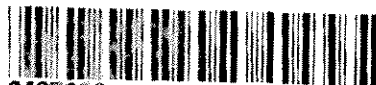
Official Record

Requested By
TRAVIS SMITH

Lyon County - NV

Mary C Milligan - Recorder

Page 1 of 3 Fee \$16.00
Recorded By AT RPTT



0405368

A.P.N. 014-291-11

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO

Travis S Smith

PO Box 1441

Yerington, NV 89447

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s)

Documentary transfer tax is Exempt #6

GRANT, BARGAIN, SALE DEED

That Kara K. Smith, a Married Woman and spouse of the Grantee named herein in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Travis S. Smith, a Married Man as His Sole and Separate Property all that real property in the County of Lyon, State of Nevada, bounded and described as follows

See Exhibit "A" attached hereto and made a part hereof

IT IS THE INTENT OF THE GRANTOR HEREIN TO DIVEST HERSELF OF ANY AND ALL INTEREST IN AND TO THE ABOVE DESCRIBED PROPERTY, COMMUNITY OR OTHERWISE, AND TO VEST TITLE TO THE GRANTEE HEREIN AS HIS SOLE AND SEPARATE PROPERTY

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Dated April 11, 2007


Kara K. Smith